

**GENERAL NOTES**

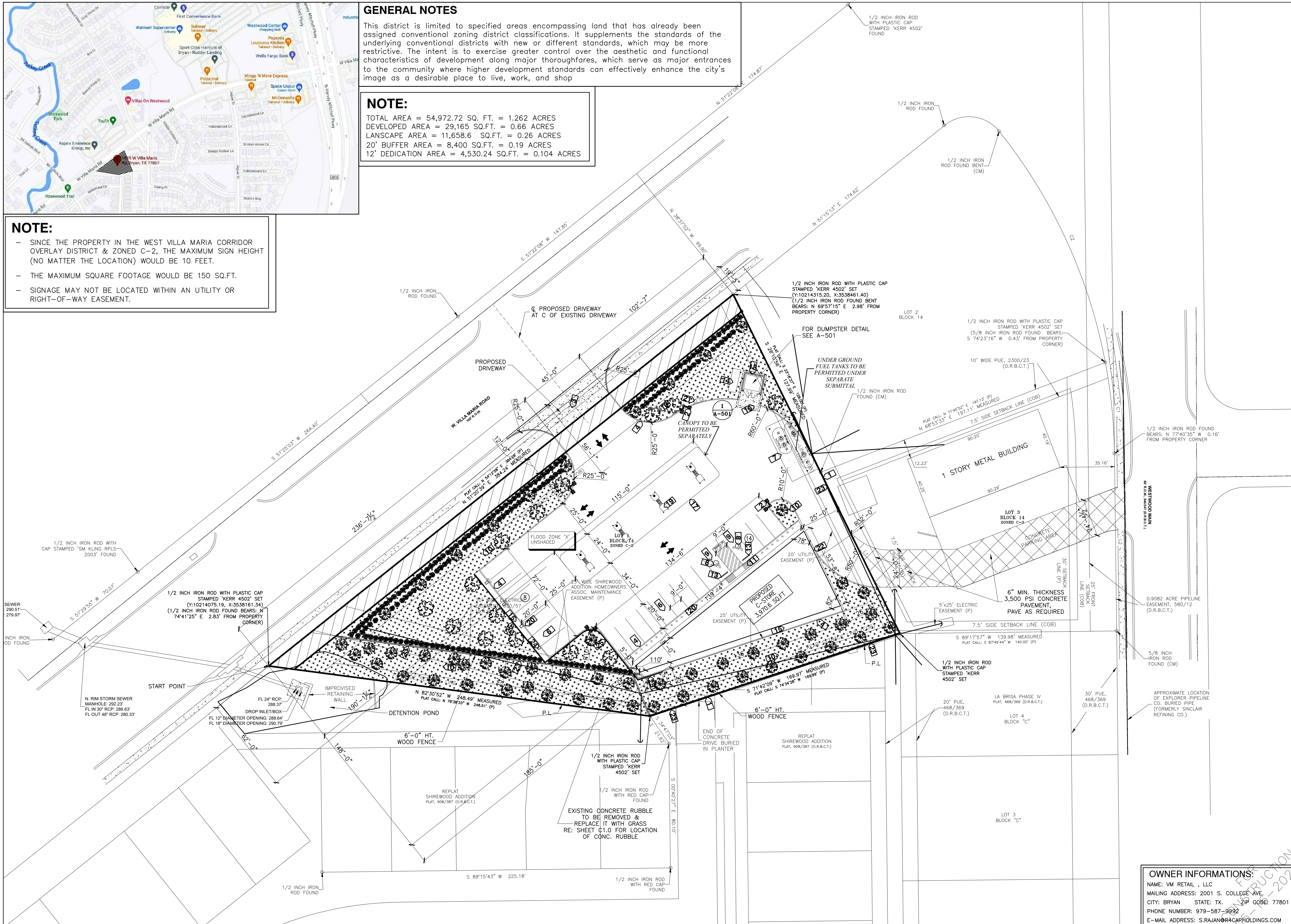
This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop

**NOTE:**

TOTAL AREA = 54,972.72 SQ. FT. = 1.262 ACRES  
 DEVELOPED AREA = 29,165 SQ.FT. = 0.66 ACRES  
 LANDSCAPE AREA = 11,658.6 SQ.FT. = 0.26 ACRES  
 20' BUFFER AREA = 8,400 SQ.FT. = 0.19 ACRES  
 12' DEDICATION AREA = 4,530.24 SQ.FT. = 0.104 ACRES

**NOTE:**

- SINCE THE PROPERTY IN THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT & ZONED C-2, THE MAXIMUM SIGN HEIGHT (NO MATTER THE LOCATION) WOULD BE 10 FEET.
- THE MAXIMUM SQUARE FOOTAGE WOULD BE 150 SQ.FT.
- SIGNAGE MAY NOT BE LOCATED WITHIN AN UTILITY OR RIGHT-OF-WAY EASEMENT.



**KEYED NOTES**

- PROPERTY LINE
- 25' STEEL LIGHT POLE (REFER TO ELECTRICAL)
- NEW PROPOSE CONCRETE DRIVEWAY
- 6" CONCRETE CURB
- NEW CONCRETE PAVEMENT 6" THICK 3500 PSI (REFER TO CIVIL PLANS)
- REGULAR PARKING SPACES @ 9'-0" X 19'-0" TYP. (U.N.O.)
- UNDERGROUND FUEL TANK 8" THICK PAVING (VERIFY LOCATION WITH OWNER)
- H/C SIGNAGE GRAPHICS RE: C-503
- H/C PARKING SPACE (RE: SHEET A-003)
- LANDSCAPING
- RAMP 1:12 SLOPE
- PAVEMENT SIGNAGE SEE C-503
- 6" CURB/WHEEL STOP
- PYLON SIGN, THE MAXIMUM SIGN HEIGHT 10' (TO BE APPROVED BY OWNER)
- CONCRETE SIDE WALK (RE: CIVIL PLANS)
- 8" THICKNESS PAVEMENT
- CANOPY (BY OTHERS)
- NEW TRASH DUMPSTER ENCLOSURE AS SCREEN WITH THICKEN SLAB TO 8" RE:A-501. TO MEET CITY OF BRYAN REQUIREMENTS
- GAS PUMP (BY OTHERS)
- 6" BOLLARDS
- AIR AND WATER
- 12" CONCRETE CURB
- 6'-0" HT WOOD FENCE
- ELECTICAL CHARGER STATION
- RETAINING WALL, SEE DETAIL (6) SHEET S3.0

**GENERAL NOTES**

**PARKING NOTES:**

- CONTRACTOR TO PAINT STRIPS, ARROWS AND ETC AS SPECIFIED AND AS SHOWN ON THE PLANS.
- PROVIDE 4" WIDE YELLOW PARKING STRIPS.
- FOR FIRE LANES MARKING RE: AS-101

**LEGEND**

- HYD - INDICATES FIRE HYDRANT LOCATION
- DRIVEWAY - INDICATES PROPOSED DRIVEWAY CONC.
- GRASS/ LANDSCAPE BED SOD.
- 1 1/2" LIVE OAK, SHADE TREE 6' HT. MIN.
- 2" PARKING TREES, SHADE TREES 6' HT. MIN.
- 1 1/2" LAGERSTROEMIA/ UNSHADED TREES 6' HT. MIN.
- TREES MATURE HT. 30 FT. .
- 2 GAL. SHRUBS/ INDIAN HAWTHORN MAX 36"HT NOT LESS THAN 18"
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACE
- PROPERTY LINE
- BUILDING LINE
- INDICATES FOR (7'-0") CMU FENCE

**PARKING ANALYSIS**

OCCUPANCY TYPE	AREA (S.F. OF GFA)	REQUIRED RETAIL PARKING	NUMBER OF CAR PARKING REQUIRED
M	3,970.6	5,100 GSF	20
TOTAL REQUIRED PARKING			20
NUMBER OF PARKING PROVIDED AT PUMPS			8
NUMBER OF PARKING PROVIDED (INCLUDING 2 H/C)			22
TOTAL NUMBER OF PARKING (INCLUDING 2 H/C) & PARKING AT PUMPS.			30

**LANDSCAPING**

SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
🌳	1.5"-3.0" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	11	200	2,061.4
🌳	1.5"-3.0" CALIPER	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICATA DYNAMITE NON-CANOPY TREE	14	150	2,061.4
🌳	2-5 GALLON	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB	200	10	2000
🌳	15 GALLON	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB	130	15	1,900
🌿	COVER (15% MAX)	BERMUDA GRASS	500 SF / 100	100	223

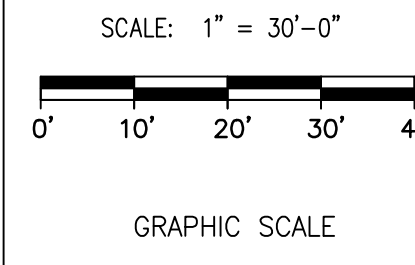
LANDSCAPE REQUIREMENTS:  
 1) 15% OF DEVELOPED AREA 1.262 ACRES (54,972.72 SQ FT) = 8,245.9 SF LANDSCAPING  
 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES—4,122.9 SF REQ'D; 4,70 PROVIDED  
 3) NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 2,061.4 SF REQ'D; 2,64 PROVIDED  
 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.  
 5) 20' REDUCED BUFFER AREA TO BE 8,400 SQ.FT./200 SQ.FT= 42 CANOPY TREE  
 TOTAL AREA REQUIRED: 8,245.9 SF  
 LANDSCAPED AREA PROVIDED: 11,658.6 SF  
 \*\* AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT \*\*

**OWNER INFORMATIONS:**

NAME: VM RETAIL, LLC  
 MAILING ADDRESS: 2001 S. COLLEGE AVE.  
 CITY: BRYAN STATE: TX. ZIP CODE: 77801  
 PHONE NUMBER: 979-587-9992  
 E-MAIL ADDRESS: S.RAJAN@RACAP HOLDINGS.COM

**LEGAL DESCRIPTION:-**

OF 1.262 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 14 SHIREWOOD ADDITION, PHASE 2, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 583, PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT); SAID LOT 1 BEING THE SAME TRACT OF LAND CONVEYED TO VM RETAIL, LLC IN VOLUME 17016, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT)



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
-	-	-	-
-	-	-	-
-	-	-	-

**RSK ENGINEERING**  
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
 11302 TANNER RD. HOUSTON, TEXAS 77041 FIRM # F-11211  
 TEL. (281) 580-4585 FAX (281) 580-4399

**VILLA MARIA GAS STATION**  
**1919 WEST VILLA MARIA ROAD**  
**BRYAN, TX 77807**  
**PARKING SITE PLAN AND LANDSCAPE**  
 DRAWN BY: BM DATE: 12-6-2021 SHEET:  
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4 AS-102 Rev.0